City of Santa Barbara Planning Division

ADDENDUM

TO A CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT

COTTAGE HOSPITAL MODERNIZATION PLAN (MST2003-00152)

320 W PUEBLO STREET

(FORMERLY IDENTIFIED AS APNS: 025-102-001; 025-101-001, -005, -022, -024, -025, -026, -027; 025-061-015; 025-171-004, -006, -009, -011, -032, -039, AND -041. CURRENTLY IDENTIFIED AS APNS: 025-100-001; 025-061-015; AND 025-171-050)

SCH # 2003101075

AUGUST 5, 2010

This Addendum is prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15164, which provides that an Addendum to an Environmental Impact Report may be prepared under circumstances where only minor changes or additions are necessary to make the prior document adequate for the current project as revised. This Addendum has been prepared to address the substantial conformance determination (SCD) request made by the project applicants on April 8, 2010.

PREVIOUSLY APPROVED ENVIRONMENTAL DOCUMENT

The Santa Barbara Cottage Hospital (SBCH) Environmental Impact Report (FEIR) was certified by the Planning Commission on March 24, 2005. The EIR for SBCH was prepared to evaluate the project's impact on long-term impacts to air quality, traffic, and noise due to helicopter operations and short-term construction noise impacts.

The overall project analyzed in the FEIR consisted of

The SBCH project described in the FEIR and approved by the Planning Commission on March 24, 2005 was intended to comply with State Senate Bill 1953, which requires the seismic retrofit and/or upgrading of all acute care facilities in the state. The approved project was a modernization plan that included the demolition and reconstruction of the existing acute care hospital facility and construction of several related buildings and structures. In addition to the construction plans the project included approval of a specific plan to give the hospital campus a Hospital Zone (SP-8) which identifies appropriate land uses for the hospital facilities and identifies three land use areas (A, B and C)

PROJECT DESCRIPTION

PROJECT AS DESCRIBED IN THE FEIR

Land Use Area A (General Acute Care Hospital Facility): The project involved the demolition of approximately 283,263 sq. ft. of existing hospital structures; retention of 240,100 sq. ft. of existing hospital facility and the construction of 505,380 net sq. ft. of new hospital structures resulting in a 745,480 net sq. ft. general acute care hospital facility. The acute hospital facility includes a helipad on the roof of the proposed Diagnostic and Treatment Building. The number of licensed beds was reduced from 456 to 337. To allow the new hospital construction,

the project proposed the permanent closure of the 2300 Block of Castillo Street between Pueblo and Junipero Streets.

Parking for the project includes the construction of two new multi-level parking structures and surface parking lots for a total of 1,372 parking spaces and are located in Land Use Areas A, B and C.

Land Use Area B (Parking and Medical Office Building): The proposed Knapp parking structure would be located behind the existing medical offices located in the Knapp Building at 2400 Bath Street and would contain approximately 556 parking spaces.

Land Use Area C (Parking; Child Care Facility): The proposed Pueblo parking structure would contain approximately 635 parking spaces and would be located at the northeast corner of Pueblo and Castillo Streets. A childcare center (11,813 sq. ft.) consisting of three single story structures would be located adjacent to the Pueblo parking structure.

Construction of the project is expected to take approximately nine years through the year 2013, during which the hospital would remain fully operational.

Primary landscape features for the project include a landscaped garden area at the corner of Pueblo Street and Oak Park Lane, five patient pavilion courtyards, central and western courtyards, and main entry landscaping. Preliminary earthwork quantities for the project include 143,600 cubic yards of cut and 60,500 cubic yards of fill.

The project proposes the establishment of a new Hospital Area Specific Plan (SP-8), intended to provide a hospital-oriented zone and specifies allowable land uses and development standards for three separate areas within the project site. The proposed zone would facilitate the reconstruction of the existing facilities as well future development within the SP-8 zone. A Development Agreement is also proposed to facilitate the nine year construction period and ensure that the project is carried out in a timely manner.

The FEIR identified significant unavoidable (Class I) long-term impacts to air quality, traffic and noise due to helicopter operations and short-term construction noise impacts. No feasible mitigation measures or alternatives were identified that could reduce these impacts to less than significant while still meeting the project objectives. However, mitigation measures were required by the Council as proposed conditions of approval that could lessen impacts to the extent feasible. For more details related to the EIR analysis and mitigation measures, please refer to the Final EIR.

PROPOSED CHANGES TO APPROVED SBCH ("2010 REVISED PROJECT")

On April 10, 2010, the City received a formal request for SCD from the Applicants for proposed changes to the originally Approved SBCH Project. The key changes to the project proposed are as follows:

- Expansion of the approved basement floor area by 10,600 square feet; and
- Reduction in grading quantities primarily through the elimination of 5,500 cubic feet of imported fill.

ANALYSIS OF ENVIRONMENTAL CIRCUMSTANCES

Since the time of the FEIR analysis, there have been no substantial changes in environmental conditions on the ground, the status of environmental resources, or the City's impact evaluation guidelines.

ANALYSIS OF PROJECT IMPACTS AND MITIGATIONS

Summary of Impacts

The previous FEIR for the SBCH Project stated that the project would result in significant unavoidable long-term impacts to air quality, traffic and noise due to helicopter operations and short-term construction noise impacts. No feasible mitigation measures or alternatives have been identified to lessen these impacts to less than significant while still meeting the project objectives. Significant, but mitigable impacts were identified in the areas of cultural, geophysical, hazards, hydrology, public services, transportation and circulation, and visual resources. Several mitigation measures were originally required as conditions of the original approval to lessen impacts to the extent feasible.

The proposed expanded 10,600 square foot basement area was originally proposed for overexcavation. The project revisions would not require new excavation that was not already included in the previously approved project. The expanded 10,600 square foot storage area would simply be built in place of filling the excavated area. This would result in 5,500 cubic yards less fill than originally proposed by the project. The revised project, therefore, would result in a reduction of short-term related construction impacts related to traffic and noise from the originally proposed project.

The proposed basement expansion would not result in additional hazardous material and waste impacts or changes to the approved drainage, topography, or landscaping plans. Additionally, the very small additional public services needed for the extra storage area would be minimal. City transportation staff have also determined that the revised project would not require additional parking as addition of storage space would not create new parking demand.

Potential long-term impacts associated with earthquake ground shaking, liquefaction, settlement, perched groundwater, corrosive soil, oversized rocks, compressible soils, and expansive soils would be the same for the proposed basement as the rest of the previously approved project and would be reduced through foundation design measures and mitigation measures GEO-1 through GEO-3 previously identified that require a corrosion analysis, final geotechnical investigation and geotechnical monitor. Potential temporary for construction-related geophysical impacts associated with slope instability caused by over-excavation, perched groundwater caused by groundwater seepage, and erosion caused by exposed on-site soils would be reduced by previously identified mitigation measures GEO-2 and GEO-4 requiring a final geotechnical investigation and excavation and shoring safety.

All mitigation measures previously approved as special conditions of approval for the original project are also included as special conditions of the subject substantial conformance approval. Therefore, the proposed project revisions will not result in changes or additions of project impacts, previously identified impact significance determinations, or the feasibility of previously identified mitigation measures or alternatives in the FEIR.

CEQA FINDING

Based on the above review of the project, in accordance with State CEQA Guidelines Section 15162, no subsequent MND or Environmental Impact Report is required for the current project, because new information, and changes in circumstances, project description, impacts and mitigations are not substantial and do not involve new potentially significant impacts or a substantial increase in the severity of previously identified impacts, as described above.

This Addendum identifies the changes to previously identified project impacts, based on the revised project description. This Addendum, together with the Final Environmental Impact Report dated March 24, 2005 constitute adequate environmental documentation in compliance with CEQA for the proposed 2010 Revised Project.

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